



# TOWN OF LOS ALTOS HILLS PLANNING COMMISSION AGENDA

**REGULAR MEETING, THURSDAY, March 3, 2022 AT 6:00 P.M.**

**Council Chambers, 26379 Fremont Road, Los Altos Hills, CA**

[www.losaltoshills.ca.gov](http://www.losaltoshills.ca.gov)

## ASSISTANCE FOR PERSONS WITH DISABILITIES

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk at (650) 941-7222. Notification 48 hours prior to the meeting will enable the Town to make reasonable arrangements to ensure accessibility to this meeting.

Notice to Public: Any writings or documents provided to a majority of the Planning Commission regarding any item on this agenda will be made available for public inspection in the City Clerk's office located at 26379 Fremont Road, Los Altos Hills, California during normal business hours. These materials will also be made available on the Town website subject to Staff's ability to post the documents before the meeting.

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## **TELECONFERENCE SPECIAL NOTICE**

*Pursuant to Government Code Section 54953(e):*

### **NOTICE OF TELECONFERENCED MEETING**

On September 16, 2021, Governor Newsom signed Assembly Bill 361 (2021), which amended Section 54593 of the Government Code to allow local legislative bodies to continue to conduct meetings by teleconference under specified conditions and pursuant to special rules on notice, attendance, and other matters. As the City Council for the Town of Los Altos Hills has made the findings required by Government Code Section 54953, the Council, the Planning Commission and Committees will continue to conduct meetings by teleconference and the Council Chambers will not be open to the public for this Planning Commission meeting. Pursuant to the requirements of Government Code Section 54953(e), members of the public will be provided with notice of how they may access the meeting and offer public comment.

Commissioners Teleconferencing: Chair Birgitta Indaco, Vice-Chair Jim Waschura, Commissioners Jitze Couperus, Ed Smith, and Rajiv Patel.

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This meeting will be broadcast via live-stream service at <http://www.losaltoshills.ca.gov>.

**NOTE:** *There may be a delay in the live streaming of the meeting. If you wish to provide oral comments during the meeting, please follow the meeting proceedings via the teleconference to ensure you are prepared when called upon.*

Members of the Public may participate and provide public comments to teleconference meetings as follows:

1. If you wish to submit a public comment on agenda items in advance of the meeting, please send to the Project Planner for the project or the Planning Technician [kbrunner@losaltoshills.ca.gov](mailto:kbrunner@losaltoshills.ca.gov). Emails received prior to the meeting will be included in the public record. If the email is received after all comments are posted, the Technician will read aloud public comments at the Planning Commission meeting, not to exceed three minutes (approximately 300 words).
2. If you wish to submit a public comment during the meeting, please use the following information. Before speaking, please identify yourself by name and where you reside.
3. To join from a PC, Mac, iPad, iPhone, or Android device, click this URL to join:

Videoconference Link:	<a href="https://bit.ly/LosAltosHillsPC">https://bit.ly/LosAltosHillsPC</a>
Webinar ID:	810 7639 7750
Password:	574533
Phone:	(669) 900 6833

Public testimony will be taken at the direction of the Chair and members of the public may only comment during times allotted for public comments.

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**THURSDAY, MARCH 3, 2022 AT 6:00 PM**

1. ROLL CALL AND PLEDGE OF ALLEGIANCE

2. PRESENTATIONS FROM THE FLOOR

Persons wishing to address the Commission on any subject not on the agenda are invited to do so now. Please note, however, that the Commission is not able to undertake extended discussion or act tonight on non-agendized items. Such items will be referred to staff or placed on the agenda for a future meeting.

3. CONSENT CALENDAR

3.1 Motion of the Planning Commission of the Town of Los Altos Hills to continue meeting virtually through teleconference meetings and making related findings pursuant to AB 361.

3.2 Approval of February 3, 2022 Regular Meeting Minutes

4. PUBLIC HEARINGS

Public hearings are specially noticed items for discussion. Anyone wishing to speak regarding a public hearing should fill out a speaker card prior to the completion of the staff report and give it to staff. The order of business for public hearings is as follows:

- |  |   |
|--|---|
| 1. Staff Presentation                  | 4. Public Comments – 3 Minutes per person |
| 2. Applicant Presentation – 15 Minutes | 5. Applicant Response – 5 Minutes         |
| 3. Commission Questions/Clarifications | 6. Commission Comments/Questions/Action   |

If you challenge the proposed action(s) in court, you may be limited to raising only those issues you or someone else raised at the public hearing described below, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.

Any interested party may appeal a determination of the Planning Commission to the City Council by filing a written notice of appeal with the City Clerk by 4PM within twenty-one (21) days of the decision. A nonrefundable filing fee and a deposit for services shall accompany each notice of appeal, except that any member of the Council may file such an appeal without payment of a fee.

➤ *Planning Commission Ex Parte Contacts Policy Disclosure*

4.1 26070 Newbridge Drive – File #MA22-0001 – Lands of Mousavi

Map Adjustment request to remove a recorded Conservation Easement, remove a five-foot Public Utility Easement, and record a new segment of ten-foot Public Utility Easement on a portion of Lot 2 of Tract 6527, now part of 26070 Newbridge Drive.

CEQA review: Categorical Exemption per Section 15305

*Project Planner: Jeremy Loh*

4.2 28001 Elena Road (APN 182-02-016) – File #ZP21-0047 – Lands of Sea Landing LP

Zoning Permit for new 6'-0" tall property line fencing and gates.

CEQA review: Categorical Exemption per Section 15303(e)

*Project Planner: Jeremy Loh*

5. ONGOING BUSINESS

- 5.1 Evaluation of Existing Housing Element Programs  
*Principal Planner Padovan*

6. REPORTS FROM THE COMMISSIONERS

- 6.1 Past Meeting
- February 17, 2022 – Commissioner Smith
- 6.2 Upcoming Meeting Assignments
- March 17, 2022 – Commissioner Patel
  - April 21, 2022 – Commissioner Couperus
  - May 19, 2022 – Vice-Chair Waschura
  - June 16, 2022 – Chair Indaco

7. REPORT ON PAST FAST TRACK/SITE DEVELOPMENT MEETINGS

- 7.1 February 8, 2022  
CANCELLED
- 7.2 February 15, 2022  
26616 Westwind Way – File #PM22-0001 – Lands of Chakravarthy and Purushotham  
Permit Modification to the Site Development Permit SD20-0096 to increase the height of the residence by one foot. The structure will remain at or below the 27-foot maximum height limit. APPROVED
- 7.3 February 22, 2022  
12930 La Cresta Drive – File #SD21-0086 – Lands of Chan  
Site Development Permit for landscape screening for an approved new residence. APPROVED
- 7.4 March 1, 2022  
25959 Alicante Lane – FileSD21-0088 – Lands of Liu  
Site Development Permit for a new 5,338 square-foot two-story residence with a 2,757 square-foot basement, an attached 853 square-foot accessory dwelling unit (ADU), a 271 square-foot cabana, a 1,131 square-foot swimming pool, and a 5,897 square-foot tennis court.

8. PLANNING DIRECTOR REPORT

9. ADJOURNMENT